

CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST AREA
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Staff:	James Johnson
Staff Report:	11/29/06
Hearing Date:	12/12/06
Comm. Action	

STAFF REPORT: REGULAR CALENDAR**APPLICATION NO.:** 4-06-032**APPLICANT:** Laurel & James Giralдин**PROJECT LOCATION:** 20370 Skyhawk Lane, Topanga, Los Angeles County

PROJECT DESCRIPTION: Construct a 4-stall, 864 sq. ft., 23 foot high barn using non-combustible materials and earthen colored tones with a 2,400 sq. ft. non-combustible corral enclosing the barn with approximately 320 cubic yards of cut and a minor amount of onsite fill, 540 sq. ft. array of solar panels supported on a 3 ft. high aluminum frame and a 4 ft. high emergency electric generator on an existing concrete pad to provide power for water pressure and telephone service, all located within the existing 100 foot Fuel Modification area. A stable waste management plan is also proposed.

Lot Area:	2.52 acres
Building Coverage:	4,968 sq/ft
Paved Coverage:	4,365 sq/ft

SUMMARY OF STAFF RECOMMENDATION:

Staff recommends **APPROVAL** of the proposed project with seven special conditions requiring a livestock maintenance restriction and drainage and polluted stormwater runoff control plan, revised project plans, revised landscape, erosion control and fuel modification plans, future development restriction, color restriction, lighting restriction, and deed restriction.

The proposed project is to construct a barn, corral, solar array and generator. The project site is a 2.52 acre lot with an existing two story residence and garage located within the upper Tuna Canyon Significant Watershed area of the Santa Monica Mountains of Los Angeles County. The subject site is located in an area south of Tuna Canyon and Skyhawk Lane within a fire break where native vegetation was cleared and a large 18,000 sq. ft. building pad was created before the effective date of the Coastal Act. The property includes chaparral vegetation considered environmentally sensitive habitat area (ESHA) west of the project site and existing residence. However, the proposed barn, corral, solar array and generator are all located within the Fuel Modification Zone B for the existing residence on site and will not result in the removal of any native vegetation. The primary issue raised by this application involves potential

adverse impacts to water quality. Confined animal facilities, such as the barn and corral proposed as part of this application, are one of the most recognized sources of non-point source pollutants since these types of developments result in concentrated sources of animal wastes. Therefore, in order to minimize the potential for adverse impacts to water quality, Special Condition One (1) requires the applicant to prepare and implement a livestock maintenance restriction and drainage and polluted runoff control plan. The standard of review for the proposed project is the Chapter 3 Policies of the Coastal Act. In addition, the policies of the certified Malibu/Santa Monica Mountains Land Use Plan serve as guidance. The proposed project, as conditioned, is consistent with all applicable policies of the Coastal Act

LOCAL APPROVALS RECEIVED: Los Angeles County Department of Regional Planning, Approval in Concept, dated April 5, 2005; Revised Final Fuel Modification Plan, dated 7/2/2005, by Fire Prevention Bureau, Fire Department, Los Angeles County.

SUBSTANTIVE FILE DOCUMENTS: Coastal Permit No. 4-00-143 (Weeger); Coastal Permit No. 4-03-085 (WF Trust); Coastal Permit No. 4-05-202 (Aurora); Coastal Permit No. 4-96-162 (Jobbins).

STAFF RECOMMENDATION:

MOTION: I move that the Commission approve Coastal Development Permit No. 4-06-032 pursuant to the staff recommendation.

STAFF RECOMMENDATION OF APPROVAL:

Staff recommends a **YES** vote. Passage of this motion will result in approval of the permit as conditioned and adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

I. Resolution for Approval with Conditions

The Commission hereby approves a coastal development permit for the proposed development and adopts the findings set forth below on grounds that the development as conditioned will be in conformity with the policies of Chapter 3 of the Coastal Act and will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3. Approval of the permit complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the development on the environment, or 2) there are no further feasible mitigation measures or alternatives that would substantially lessen any significant adverse impacts of the development on the environment.

II. Standard Conditions

1. **Notice of Receipt and Acknowledgment.** The permits are not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of these permits and acceptance of the terms and conditions, is returned to the Commission office.
2. **Expiration.** If development has not commenced, these permits will expire two years from the date on which the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit(s) must be made prior to the expiration date.
3. **Interpretation.** Any questions of intent or interpretation of any term or condition will be resolved by the Executive Director or the Commission.
4. **Assignment.** The permits may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permits.
5. **Terms and Conditions Run with the Land.** These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

III. Special Conditions

1. **Livestock Maintenance Restriction and Drainage and Polluted Runoff Control Plans**
 - A. In accordance with the applicant's proposal, the horse facilities on site shall be limited to the keeping or maintaining of no more than four horses or similar livestock at any time.
 - B. **Prior to the Issuance of the Coastal Development Permit**, the applicant shall submit to the Executive Director for review and written approval, two sets of final drainage and runoff control plans, including supporting calculations. The plan shall be prepared by a licensed engineer and shall incorporate structural and non-structural Best Management Practices (BMPs) designed to control the volume, velocity and pollutant load of stormwater leaving the site, including the stable and corral area. In addition to the specifications above, the plan shall be in substantial conformance with the following requirements:
 - (1) Selected BMPs (or suites of BMPs) shall be designed to treat, infiltrate or filter the amount of stormwater runoff produced by all storms up to and including the 85th percentile, 24-hour runoff event for volume-based BMPs, and/or the 85th percentile, 1-hour runoff event, with an appropriate safety factor (i.e., 2 or greater), for flow-based BMPs.
 - (2) Runoff shall be conveyed off site in a non-erosive manner.

- (3) Energy dissipating measures shall be installed at the terminus of outflow drains.
- (4) The plan shall identify an area for animal waste containment and shall include provisions for the collection, storage, and disposal of stable wastes, including manure and bedding, and for the prevention of off-site migration of animal waste due to wind, rain, or run-off. Manure stored on site shall be contained in fully enclosed bins and/or a facility with impervious flooring that is protected from wind, rain and nuisance flows. The plan shall specify the maximum capacity of the manure storage and containment areas and shall include provisions to reduce and dispose of animal waste so as not to exceed the maximum capacity of the waste containment areas. All animal bedding and wastes shall be collected and disposed of off site in a manner and location prescribed in the approved final plan.
- (5) The plan shall include drainage devices and BMPs that will ensure that runoff draining from or through, any and all horse facilities shall be collected and treated in accordance with the other provisions of this Special Condition. The plan shall also include measures to prevent surface flow into equestrian facilities from upslope areas.
- (6) Runoff may be allowed to sheet flow through vegetated and/or gravel filter strips or other media filter devices for treatment and infiltration purposes, prior to being collected, where necessary, and conveyed off site in a non-erosive manner. Vegetated and/or gravel filter strips must be located on slopes no greater than 4:1, and appropriately sized, properly designed and engineered to: 1) trap sediment, particulates and other solids and 2) remove or mitigate contaminants through infiltration and/or biological uptake. Vegetated filter strips shall consist of native plants indigenous to the Santa Monica Mountains. Filter elements shall be designed to intercept and infiltrate or treat the runoff volume produced by all storms up to and including the 85th percentile, 24-hour runoff event for volume-based BMPs, and/or the 85th percentile, 1-hour runoff event, with an appropriate safety factor (i.e., 2 or greater), for flow-based BMPs.
- (7) The plan shall include provisions for maintaining the drainage system, including structural BMPs, in a functional condition throughout the life of the approved development. Such maintenance shall include the following: (1) BMPs shall be inspected, cleaned and repaired when necessary prior to the onset of the storm season, no later than September 30th each year and (2) should any of the project's surface or subsurface drainage/filtration structures or other BMPs fail or result in increased erosion, the applicant/landowner or successor-in-interest shall be responsible for any necessary repairs to the drainage/filtration system or BMPs and restoration of the eroded area. Should repairs or restoration become necessary, prior to the commencement of such repair or restoration work, the applicant shall submit a repair and restoration plan to the Executive Director to determine if an amendment or new coastal development permit is required to authorize such work.

- C. Any additional or intensified use of the site for livestock maintenance purposes shall require an amendment to Coastal Development Permit 4-06-032.

2. Revised Project Plans

Prior to the issuance of the Coastal Development Permit, the applicant shall submit final revised plans, subject to the review and approval of the Executive Director, that shall show: (1) the corral is relocated entirely within the 100 foot Zone B Fuel Modification Area surrounding the existing residence and garage; (2) the barn and corral are constructed of non-combustible materials; and (3) the proposed solar array and generator are located within the existing 100 foot Zone B Fuel Modification area and as close to the existing residence or garage as feasible. The plans shall include site plans, and elevations drawn to scale and prepared and stamped by a licensed architect. The plans shall include barn foundation and grading plans prepared by a licensed engineer. The graded pad for the barn shall not generally exceed the footprint of the structure and may include necessary retaining walls for the foundation. No grading is approved for the corral or the area surrounding the barn with the exception of the drainage improvements.

3. Revised Landscape, Erosion Control, and Fuel Modification Plans

Prior to the Issuance of the Coastal Development Permit, the applicant shall submit final revised landscape plan, prepared by a licensed landscape architect or a qualified resource specialist, and erosion control/drainage plans prepared by a licensed engineer for review and approval by the Executive Director. The final revised plans shall incorporate the following criteria:

A) Landscaping and Erosion Control Plans

- 1) All graded & disturbed areas on the subject site shall be planted and maintained for erosion control purposes within (60) days of receipt of the certificate of occupancy for the residence. To minimize the need for irrigation all landscaping shall consist primarily of native/drought resistant plants as listed by the California Native Plant Society, Santa Monica Mountains Chapter, in their document entitled Recommended List of Plants for Landscaping in the Santa Monica Mountains, dated October 4, 1994. No plant species listed as problematic and/or invasive by the California Native Plant Society, the California Exotic Pest Plant Council, or by the State of California shall be employed or allowed to naturalize or persist on the site. No plant species listed as a 'noxious weed' by the State of California or the U.S. Federal Government shall be utilized or maintained within the property.
- 2) All cut and fill slopes shall be stabilized with planting at the completion of final grading. Planting should be of native plant species indigenous to the Santa Monica Mountains using accepted planting procedures, consistent with fire safety requirements. Such planting shall be adequate to provide 90 percent coverage within two (2) years, and this requirement shall apply to all disturbed soils;

- 3) Plantings will be maintained in good growing condition throughout the life of the project and, whenever necessary, shall be replaced with new plant materials to ensure continued compliance with applicable landscape requirements;
- 4) The Permittee shall undertake development in accordance with the final approved plan. Any proposed changes to the approved final plan shall be reported to the Executive Director. No changes to the approved final plan shall occur without a Coastal Commission - approved amendment to the coastal development permit, unless the Executive Director determines that no amendment is required.
- 5) Vegetation within 20 feet of the proposed house may be removed to mineral earth, vegetation within a 200-foot radius of the main structure may be selectively thinned in order to reduce fire hazard. However, such thinning shall only occur in accordance with an approved long-term fuel modification plan submitted pursuant to this special condition. The fuel modification plan shall include details regarding the types, sizes and location of plant materials to be removed, and how often thinning is to occur. In addition, the applicant shall submit evidence that the fuel modification plan has been reviewed and approved by the Forestry Department of Los Angeles County. The approved plan shall not provide for any additional fuel modification to occur beyond the 200-foot radius of the main structure. Irrigated lawn, turf and ground cover planted within the twenty foot radius of the proposed house shall be selected from the most drought tolerant species or subspecies, or varieties suited to the Mediterranean climate of the Santa Monica Mountains.
- 6) Rodenticides containing any anticoagulant compounds (including, but not limited to, Warfarin, Brodifacoum, Bromadiolone or Diphacinone) shall not be used.
- 7) Fencing of the entire property is prohibited. The only fencing allowed on the property is within 50 feet of the structure and along the driveway on the subject lot only and an entry gate from Skyhawk Lane. The proposed 2,500 sq. ft. corral as identified on the approved site plan is also allowed. The fencing type and location shall be illustrated on the landscape plan. Fencing shall also be subject to the color requirements outlined in Special Condition No. 5 below.
- 8) The landscape plan shall be designed with vertical elements, including trees and shrubs, to partially screen and soften the visual impact of the barn, corral, and solar as viewed from the public lands located to the west and south of the project site.

B) Interim Erosion Control Plan

- 1) The plan shall delineate the areas to be disturbed by grading or construction activities and shall include any temporary access roads, staging areas and stockpile areas. The natural areas on the site shall be clearly delineated on the project site with fencing or survey flags.

- 2) The plan shall specify that grading shall take place only during the dry season (April 1 – October 31). This period may be extended for a limited period of time if the situation warrants such a limited extension, if approved by the Executive Director. The applicant shall install or construct temporary sediment basins (including debris basins, desilting basins, or silt traps), temporary drains and swales, sand bag barriers, silt fencing, and shall stabilize any stockpiled fill with geofabric covers or other appropriate cover, install geotextiles or mats on all cut or fill slopes, and close and stabilize open trenches as soon as possible. These erosion control measures shall be required on the project site prior to or concurrent with the initial grading operations and maintained throughout the development process to minimize erosion and sediment from runoff waters during construction. All sediment should be retained on-site, unless removed to an appropriate, approved dumping location either outside of the coastal zone or within the coastal zone to a site permitted to receive fill.

- 3) The plan shall also include temporary erosion control measures should grading or site preparation cease for a period of more than 30 days, including but not limited to: stabilization of all stockpiled fill, access roads, disturbed soils and cut and fill slopes with geo-textiles and/or mats, sand bag barriers, silt fencing; temporary drains and swales and sediment basins. The plans shall also specify that all disturbed areas shall be seeded with native grass species and include the technical specifications for seeding the disturbed areas. These temporary erosion control measures shall be monitored and maintained until grading or construction operations resume.

C) Monitoring

Five (5) years from the date of completion of the proposed development, the applicant shall submit for the review and approval of the Executive Director a landscape monitoring report, prepared by a licensed Landscape Architect or qualified Resource Specialist, that assesses the on-site landscaping and certifies whether it is in conformance with the landscape plan approved pursuant to this special condition. The monitoring report shall include photographic documentation of plant species and plant coverage.

If the landscape monitoring report indicates the landscaping is not in conformance with or has failed to meet the performance standards specified in the landscaping plan approved pursuant to these permits, the applicant, or successors in interest, shall submit a revised or supplemental landscape plan for the review and approval of the Executive Director. The supplemental landscaping plan must be prepared by a licensed landscape architect or qualified resource specialist and shall specify measures to remediate those portions of the original plan that have failed or are not in conformance with the original approved plan. The permittee shall implement the remedial measures specified in the approved supplemental landscape plan.

4. FUTURE DEVELOPMENT RESTRICTION

This permit is only for the development described in Coastal Development Permit No.4-06-032. Pursuant to Title 14 California Code of Regulations 13253 (b) (6), the exemptions otherwise provided in Public Resources Code Section 30610 (b) shall **not** apply to the entire property. Accordingly, any future improvements to the development approved by this permit including but not limited to the barn, conversion of the barn to habitable space or a non-livestock use, corral, solar array, gates, grading, and clearing of vegetation, other than as provided for in the approved fuel modification landscape and erosion control plan prepared pursuant to Special Condition Number Two (2), shall require an amendment to Permit No. 4-06-032 from the Commission or shall require an additional coastal development permit from the Commission or from the applicable certified local government.

5. COLOR RESTRICTION

PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit for the review and approval of the Executive Director, a color palette and material specifications for the outer surface of all structures approved by this permit, including the barn, solar array, and generator authorized by the approval of coastal development, permit 4-06-032. The palette samples shall be presented in a format not to exceed 8 1/2" X 11" X 1/2" in size. The palette shall include the colors proposed for the all of the roofs, trims, exterior surfaces, or other structures authorized by this permit. Acceptable colors shall be limited to colors compatible with the surrounding environment (earth tones). Including shades of green, brown and gray with no white or light shades, galvanized steel, and no bright tones, except for the face of the solar panels which is black and fencing, as noted in Special Condition No. 2 above, surrounding the residence which may be black in color in addition to colors compatible with surrounding environment. The solar array supporting structure and the non-combustible corral may also be black in color.

The approved structures shall be colored with only the colors authorized pursuant to this special condition. Alternative colors or materials for future repainting or resurfacing may only be applied to the structures authorized by Coastal Development Permit No. 4-06-032 if such changes are specifically authorized by the Executive Director as complying with this special condition.

6. LIGHTING RESTRICTION

- A.** The only outdoor night lighting allowed in the vicinity of the proposed barn and corral, on the subject parcel are limited to the following to minimize night time intrusion of light and disruption of wildlife traversing this area at night within this rural area:
- 1.** The minimum necessary to light walkways used for entry and exit to the barn and corral, including the driveway on the site. This lighting shall be limited to fixtures that do not exceed two feet in height, that are directed downward, and use incandescent bulbs that do not exceed 60 watts, or energy efficient

bulbs such as compact florescent that do not exceed a 12 watt rating, or bulbs generating the equivalent amount of lumens, unless a higher wattage is authorized by the Executive Director.

2. Security lighting attached to the barn or corral that is controlled by motion detectors is limited to incandescent bulbs that do not exceed 60 watts, or energy efficient bulbs such as compact florescent that do not exceed a 12 watt rating, or bulbs generating the equivalent amount of Lumens, unless a higher wattage is authorized by the Executive Director.
 3. The minimum lighting necessary for safe vehicular use of the driveway to access the barn. That lighting shall be limited to incandescent bulbs that do not exceed 60 wafts, or energy efficient bulbs such as compact florescent that do not exceed a 12-watt rating, or bulbs generating the equivalent amount of lumens, unless a higher wattage is authorized by the Executive Director.
- B.** No new exterior lighting on the remainder of the lot, including the slopes and flat areas, and no lighting for aesthetic purposes is allowed.

7. DEED RESTRICTION

Prior to issuance of the coastal development permit the applicant shall submit to the Executive Director for review and approval documentation demonstrating that the applicant has executed and recorded a deed restriction, in a form and content acceptable to the Executive Director: (1) indicating that, pursuant to these permits, the California Coastal Commission has authorized development on the subject property, subject to terms and conditions that restrict the use and enjoyment of that property (hereinafter referred to as the “Standard and Special Conditions”); and (2) imposing all Standard and Special Conditions of these permits as covenants, conditions and restrictions on the use and enjoyment of the Property. The deed restriction shall include a legal description of the applicant’s entire parcel or parcels. The deed restriction shall also indicate that, in the event of an extinguishment or termination of the deed restriction for any reason, the terms and conditions of this permit shall continue to restrict the use and enjoyment of the subject property so long as either this permit or the development it authorizes, or any part, modification, or amendment thereof, remains in existence on or with respect to the subject property.

IV. Findings and Declarations

A. Project History and Proposed Development

1. Project History and Location

The Commission approved Coastal Permit No. 4-96-162, (Jobbins) in June 1997 to construct a two story, 4,190 sq. ft. single family residence with attached 660 sq. ft. three car garage, swimming pool, fire suppression water storage tank, septic system,

driveway, entry gate, perimeter fencing around developed area, vineyard, water well, temporary mobile home, and two temporary storage structures, and 400 cubic yards of balanced cut and fill grading. In 2003, the Commission approved Coastal Permit Waiver No. 4-03-081-W, (Giraldin) to revise the design of the approved pool, construct a new barbeque and complete exterior modifications to the residence and garage. In 2004, the Commission approved Coastal Permit Waiver No. 4-04-073-W to remodel the residence and construct an addition of 396 sq. ft. on top of the garage totaling 5,246 sq. ft.

The site is located about two miles inland, northeast of Tuna Canyon, and southwest of Fernwood area in an unincorporated area of Los Angeles County known as Topanga. The parcel is accessed about 0.2 miles to the south from Tuna Canyon Road along Skyhawk Lane (Exhibit 1). The project site is a 2.52 acre parcel located along the south side of Skyhawk Lane along a small ridge which also serves as a long established fire break since prior to the effective date of the Coastal Act in 1977.

The subject property is surrounded by single family residences to the northwest, north, and east and vacant lands located to the southwest, south, and southeast. To the south and southwest, adjacent to the subject site are National Park Service Lands managed by the Santa Monica Mountains National Recreation Area. The site is located at the northeast rim of the designated Tuna Canyon Significant Watershed and about 500 feet from the LCP designated riparian ESHA to the west within the northern tributary to the Tuna Canyon Creek. The existing residence and garage is visible from the adjacent National Park Service lands to the south but not from Tuna Canyon Road located to the north due to an intervening landform

2. Proposed Project

The applicant proposes to construct a 4-stall, 864 sq. ft., 23 foot high, barn using non-combustible materials of earthen toned colors with a 2,400 sq. ft. non-combustible corral enclosing the barn (Exhibits 1-5). All of the proposed horse facilities will be located within the 100 foot wide "Zone B" of the fuel modification area from the existing residence and within the designated vineyard area that was previously approved in Coastal Permit No. 4-96-162 (Exhibit 7). The applicant initially submitted a site plan with the solar array located on the southern property boundary outside the 100 foot wide "Zone B" of the fuel modification area with a barn located adjacent to the driveway (Exhibit 2). The applicant subsequently relocated the solar array closer to the residence within the 100 foot fuel modification area, Zone B, and re-oriented the barn adjacent to the driveway as now proposed in the revised site plan (Exhibit 3). The grading for the foundation of the barn will require approximately 320 cubic yards of cut, with some of the fill to be utilized for the drainage improvements and an export of the remainder of the cut material to a disposal site located outside the coastal zone. All of the proposed equestrian facilities will be located within a portion of the site that was previously approved by the Commission, pursuant to its approval of CDP 4-96-162, for the construction of a vineyard. However, the vineyard has not yet been planted as part of the approved landscape plan as noted in the site plan provided in Coastal Permit No. 4-96-162 (Exhibit 7).

In addition, the project also includes a new 540 sq. ft. solar panel array supported on a 3 ft. high aluminum frame, and a 4' ft. high generator on an existing concrete pad to provide emergency power for water pressure and telephone service. The solar panel array and generator will be clustered on site within an approximate 10,000 sq. ft. development area, including and surrounding the existing residence. Further, the applicant has submitted a proposed stable waste management plan to reduce the potential for the contamination of stormwater runoff on site.

B. Environmentally Sensitive Resource Areas / Water Quality

Section 30250(a) of the Coastal Act provides that new development be located within or near existing developed areas able to accommodate it, or in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources:

New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources.

Section 30105.5 of the Coastal Act defines the term "cumulatively," as it is used in Section 30250(a), to mean that:

The incremental effects of an individual project shall be reviewed in conjunction with the effects of past projects, the effects of other current projects, and the effects of probable future projects.

Section 30231 of the Coastal Act is designed to protect and enhance, or restore where feasible the biologic productivity and quality of coastal waters, including streams. Section 30231 of the Coastal Act states that:

The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.

In addition, Section 30240 of the Coastal Act states that environmentally sensitive habitat areas must be protected against disruption of habitat values:

(a) Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on such resources shall be allowed within such areas.

(b) Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would

significantly degrade such areas, and shall be compatible with the continuance of such habitat areas.

The Commission recognizes that new development in the Santa Monica Mountains has the potential to adversely impact coastal water quality through the removal of native vegetation, increase of impervious surfaces, increase of runoff, erosion, and sedimentation, and introduction of pollutants such as petroleum, cleaning products, pesticides, and other pollutant sources, as well as livestock waste and effluent from septic systems. Section 30231 of the Coastal Act requires that the biological productivity and the quality of coastal waters and streams be maintained and, where feasible, restored through among other means, minimizing adverse effects of waste water discharge and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flows, maintaining natural buffer areas that protect riparian habitats, and minimizing alteration of natural streams. In addition, Sections 30107.5 and 30240 of the Coastal Act state that environmentally sensitive habitat areas must be protected against disruption of habitat values.

The project site is located within the Los Angeles County Land Use Plan designated Tuna Canyon Significant Watershed. The Tuna Canyon Significant Watershed Area includes about 1,524 acres of land in the coastal Santa Monica Mountains within the watersheds of Tuna and Pena Canyons. The terrain is extremely steep, generally greater than 30% slope, and rugged in this lower canyon. The majority of the subject site includes flat and sloping land with gentle to moderate slopes. The site elevation extends about 90 feet ranging from about 1,750 on the building pad to 1,660 feet above sea level to the west well beyond the building pad and the 200 foot wide fuel modification area. The proposed building site is located at the top of the parcel at the base of the small knob hill about 1,642-foot elevation level. The building site and its immediate surrounding vicinity has been disturbed by previous vegetation clearing that occurred prior to the 1977 effective date of the Coastal Act according to the Commission's historic photographs.

However, the subject parcel includes relatively undisturbed native chaparral on the western portion of the property; the property is recovering from the 1993 Malibu Fire. The proposed project will not directly disturb this chaparral which is considered Environmentally Sensitive Habitat Area (ESHA) and located as close as about 100 feet to the west. However, the Los Angeles County Fire Department approved a Final Fuel Modification Plan for Coastal Permit No. 4-96-162 with a 20 foot wide clearance and replanting with native plants within Zone A, an 80 foot wide Zone B which will require the some removal and replanting of native plants within Zone B from the structure to 100 feet radius from the structure, and a Zone C which will require the thinning of this chaparral from 100 to 200 feet radius from the existing structure. A vineyard was approved but not planted within Zone B in the same location as the proposed barn and corral (Exhibit 7).

The existing 5,247 sq. ft. single family residence and garage was approved by the Commission in 1997, pursuant to CDP 4-96-162, with a second story addition approved in 2004 on a relatively flat existing pad, approximately 18,000 sq. ft. in size, that appeared to have been created prior to the effective date of the Coastal Act according

to the Commission's historic photographs. This building pad required only a total of 400 cubic yards of additional cut and fill grading to level and flatten the pad for the construction of the residence and garage, far less than the usual amount of grading required to create a new building pad in the Santa Monica Mountains. This building pad and surrounding area was also cleared of native vegetation for a larger fire break prior to the Commission's effective date in 1977. The applicant now proposes to construct a barn/corral and a solar array along the northwest and southwest slopes of this building pad and install an emergency generator adjacent to the residence.

Staff has worked with the applicant to consolidate the location of the proposed barn and solar array as close to the existing residence and garage as possible. The proposed barn is a non-combustible 864 sq. ft. barn and a 2,500 sq. ft. corral. The foundation for the barn as estimated by Staff will require approximately 320 cubic yards of cut, an unknown minor quantity of fill for the drainage plan and an export of the remainder of the cut material to a disposal site located outside the coastal zone. A portion of this cut material is needed to create a drainage berm to collect and treat the drainage from the barn and corral (Exhibits 1 – 5). The quantities of cut and fill grading are only Staff estimates as the applicant has not submitted a grading or foundation plan for the barn. The barn will be cut into a slope with a grade differential of about 10 feet within a 36 foot wide area and is located about 35 feet from the existing garage and about 45 feet from Skyhawk Lane. The applicant has revised the originally submitted site plan (Exhibit 2) to consolidate the barn and solar array closer to the residence as identified in the currently proposed revised site plan, Exhibit 3. The applicant proposes to keep up to four horses on the property with the barn and corral entirely located within Zone B of the approved Fuel Modification Plan, within 100 feet of the existing residence and barn. The applicant has asserted that since the proposed barn and solar array are proposed to be constructed entirely with non-combustible materials, the existing approved fuel modification area will not be expanded, and thus, will not affect chaparral ESHA located to the west of the project site. The proposed solar array and generator do not require any grading (Exhibits 3 and 6).

The proposed barn will result in an increase in impervious surface at the subject sites, which in turn decreases the infiltrative function and capacity of existing permeable land on site. Reduction in permeable space therefore leads to an increase in the volume and velocity of stormwater runoff that can be expected to leave the site. Further, pollutants commonly found in runoff associated with livestock use include soap and dirt from washing the livestock; animal manure, waste and possibly bacteria and pathogens from animal waste. The discharge of these pollutants to coastal waters can cause cumulative impacts such as: eutrophication and anoxic conditions resulting in fish kills and diseases and the alteration of aquatic habitat, including adverse changes to species composition and size; excess nutrients causing algae blooms and sedimentation increasing turbidity which both reduce the penetration of sunlight needed by aquatic vegetation which provide food and cover for aquatic species; disruptions to the reproductive cycle of aquatic species; and acute and sublethal toxicity in marine organisms leading to adverse changes in reproduction and feeding behavior. These impacts reduce the biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes and reduce optimum populations of marine organisms and have adverse impacts on human health.

In addition, the proposed project includes the construction of a stable and corral for the purpose of keeping horses on the site. Confined animal facilities are one of the most recognized sources of non-point source pollutants since these types of developments have concentrated sources of animal wastes. Horse wastes, including manure, urine, waste feed, and straw, shavings and/or dirt bedding, can be significant contributors to pollution. Horse wastes are a breeding ground for parasites, flies and other vectors. In addition, horse wastes contain nutrients such as phosphorous and nitrogen as well as microorganisms such as coliform bacteria which can cause cumulative impacts such as eutrophication and a decrease in oxygen levels resulting in clouding, algae blooms, and other impacts affecting the biological productivity of coastal waters.

In order for the proposed development to be consistent with the water and marine resource policies of the Coastal Act, the Commission finds it necessary to require the incorporation of Best Management Practices designed to control the volume, velocity and pollutant load of stormwater leaving the proposed barn and corral proposed on the gentle slope northwest of the building site. This site is located on the northwest portion of the residential building pad area, near Skyhawk Lane and adjacent to the driveway to the garage. Critical to the successful function of post-construction structural BMPs in removing pollutants in stormwater to the Maximum Extent Practicable (MEP), is the application of appropriate design standards for sizing BMPs. The majority of runoff is generated from small storms because most storms are small. Additionally, storm water runoff typically conveys a disproportionate amount of pollutants in the initial period that runoff is generated during a storm event. Designing BMPs for the small, more frequent storms, rather than for the large infrequent storms, results in improved BMP performance at lower cost.

The Commission finds that a drainage system will serve to minimize the environmental and sensitive habitat degradation associated with erosion and the animal facilities from adversely affecting the chaparral ESHA located to the west and the riparian ESHA located to the west and southwest within the tributary leading to Tuna Canyon Creek. In order to further ensure that adverse impacts to coastal water quality do not result from the proposed project, the Commission finds it necessary to require the applicant to incorporate filter elements that intercept and infiltrate or treat the runoff from the portion of the subject site where the animal facilities are proposed. Such a plan will allow for the infiltration and filtration of runoff from the developed areas of the site and will capture the initial "first flush" flow that occur as a result of the first storms of the season. This flow carries with it the highest concentration of pollutants that have been deposited on impervious surfaces during the dry season, making the capture of the "first flush" flow a vital component of the drainage and polluted runoff control plan.

The American Society of Civil Engineers (ASCE) and the Water Environment Federation (WEF) have recommended a numerical BMP design standard for storm water that is derived from a mathematical equation to maximize treatment of runoff volume for water quality based on rainfall/runoff statistics and which is economically sound.¹ The maximized treatment volume is cut-off at the point of diminishing returns

¹ *Urban Runoff Quality Management, WEF Manual of Practice No. 23, ASCE manual and Report on Engineering Practice No. 87.* WEF, Alexandria, VA; ASCE, Reston, VA. 259 pp (1998); Urbonas, Guo, and Tucker, "Optimization

for rainfall/runoff frequency. On the basis of this formula and rainfall/runoff statistics, the point of diminishing returns for treatment control is the 85th percentile storm event. Thus, the Commission finds that sizing post-construction structural BMPs to accommodate (infiltrate, filter, or treat) the runoff from the 85th percentile storm runoff event, in this case, is equivalent to sizing BMPs based on the point of diminishing returns (i.e., the BMP capacity beyond which, insignificant increases in pollutants removal (and hence water quality protection) will occur, relative to the additional costs. Therefore, the Commission requires the selected post-construction structural BMPs be sized based on design criteria specified in **Special Condition No. One**, and finds this will ensure the proposed development will be designed to minimize adverse impacts to coastal resources, in a manner consistent with the water and marine policies of the Coastal Act.

Additionally, the applicant must monitor and maintain the drainage and polluted runoff control system to ensure that it continues to function as intended throughout the life of the development. Protection against non-point pollution is found in past Commission actions addressing equestrian facilities which have encouraged the use of vegetative devices ("filter strips" or "elements") to filter material before it is carried off the site. Filter strips are areas of vegetation planted between the development and the drainage course which utilize the ability of plants to slow runoff flow rates, effectively increasing percolation, and collect nutrients such as phosphorous and nitrogen reducing the amount that reach the drainage course. Use of filter elements has been found in past Commission actions, including Coastal Development Permit Nos. 4-98-073 (Ballard), 4-99-190 (Mahoney), 4-00-055 (Stark), 4-00-067 (Harris), 400125 (Bomar), 4-05-202 (Aurora) to mitigate equestrian facilities as a non-point source of pollution of coastal waters. **Special Condition No. One** includes a provision that runoff from the confined animal areas be filtered either through a vegetated filter strip of some other filter media. The Commission notes that equestrian uses also compacts soils and can have increase erosion on site which can contribute to sedimentation downstream into the tributaries of Tuna Canyon Creek. **Special Condition No. One** addresses mitigation of drainage and polluted runoff from the site.

In addition, to ensure the confined equestrian facility onsite does not generate uncontrolled wastes which could migrate offsite and adversely impact coastal waters, **Special Condition No. One** requires the applicant to submit a livestock maintenance restriction and stable waste management plan. The applicant has submitted a partial livestock maintenance restriction and stable waste management plan; however, a drainage plan prepared by a licensed civil engineer is also needed. Fully implemented, **Special Condition No. One** will require management of manure, soiled bedding and removal of these materials from the site to an authorized disposal site to carry out the applicant's proposal. Additionally, the applicant must monitor and maintain the Stable Waste Management Plan drainage system to ensure that it continues to function as intended throughout the life of the development as required by **Special Condition No. One**.

The applicant is proposing a barn with a gently sloping corral encompassing the barn located within the previously approved but not planted vineyard. The applicant is proposing a non-combustible barn, however, the elevation submitted appears to indicate that the barn will be constructed of wood, although a note indicates that the exterior will be constructed of stucco with a Class A roof (Exhibit 4). The plans submitted do not appear to be drawn to scale by a licensed architect. The corral is also located primarily within the 100 foot radius Fuel Modification Zone B area with the exception of a small portion on the northwest area which is outside the 100 foot radius. The plans for the corral appear to indicate its construction of a wood post and rail design, which would also be flammable. The Commission notes that a wood frame barn with stucco finish and a wooden corral fence would not be expected to be adequate to ensure that the structure is non-combustible and would require additional vegetation clearance for fuel modification. Therefore, in order to ensure that all approved structures are constructed using non-combustible building materials acceptable to the Los Angeles County Fire Department and that the corral will be located entirely within the 100 foot radius Fuel Modification Area in order to eliminate the necessity for additional vegetation clearance for fuel modification requirements on site, **Special Condition No. Two** requires the applicant to provide a revised set of site plans, foundation plans and elevations drawn to scale by a licensed architect to carry out these requirements.

Further, the existing residential development previously received an approved Final Landscape and Fuel Modification Plan (Coastal Permit No. 4-96-162) dated 1996 that uses numerous native species compatible with the vegetation associated with the project site for landscaping and erosion control purposes. Furthermore, the plan includes native plants that are less flammable consistent with those identified in the "Recommended List of Native Plants for Landscaping in the Santa Monica Mountains", by the California Native Plant Society, dated February 5, 1996. The Landscape and Fuel Modification Plan indicates that only those materials designated by the County Fire Department as being a "high fire hazard" are to be removed as a part of this project and that native materials that are located within a 200' radius of the residential structure are to "thinned" rather than "cleared" for wild land fire protection. For this proposed development, the applicant has submitted a new Approved Preliminary Fuel Modification Plan dated 6/31/06 which needs to be revised to identify native plants with vertical elements as partially screening the development as viewed from the National Park property located west and southwest of the proposed barn and solar array as identified in **Special Condition No. Three**.

In addition, the applicant has asserted that because the proposed barn, corral and solar array will be constructed of non-combustible materials, as required by Special Condition No. Three, the existing 200 foot Fuel Modification Zone radius surrounding the residence and garage will not need to be expanded to accommodate the new development. However, the applicant has not yet submitted a final fuel modification plan showing the new proposed development that has been approved by the Los Angeles County Fire Department. Therefore, in order to ensure that the new proposed structures will not result in any increased fuel modification requirements on site, **Special Condition No. Three** is required to confirm that Final Fuel Modification Plan does not require the expansion of the Fuel Modification Area for the existing approved residence.

As required by **Special Condition Number Three**, the graded and disturbed areas on the building site for the construction of the barn and solar array will be replanted with native plants.

Furthermore, interim erosion control measures implemented during construction and post construction landscaping will serve to minimize the potential for adverse impacts to water quality resulting from drainage runoff during construction and in the post-development stage. Therefore, the Commission finds that **Special Condition No. Three** is necessary to ensure the proposed developments will not adversely impact water quality or coastal resources.

Therefore, the proposed barn and corral, as conditioned, includes mitigation to protect water quality and the ESHA located in the tributaries leading to the Tuna Canyon Creek and the ocean. This, the Commission finds that the proposed project, as conditioned, is consistent with Sections 30231, 30240, and 30250 of the Coastal Act.

C. Visual Resources

. Section 30251 of the Coastal Act states that:

The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.

In the review of this project, the Commission reviews the publicly accessible locations where the proposed development is visible to assess potential visual impacts to the public. The Malibu/Santa Monica Mountains Land Use Plan protects visual resources in the Santa Monica Mountains.

The Commission examines the building site, the proposed grading, and the size of the building pad and structures to address public view issues. The development of the barn and solar array raise two issues regarding the siting and design: one, whether or not public views from public roadways will be adversely impacted, or two, whether or not public views from public lands and trails will be impacted. The foundation for the barn as estimated by Staff will require approximately 320 cubic yards of cut, and a minor unknown quantity of fill for the drainage plan and an export of the remainder of the cut material to a disposal site located outside the coastal zone. The foundation of the barn is proposed to be cut into the slope of the building pad and driveway; the approximate 320 cubic yards of cut is the minimum necessary to cut the barn into the slope based on staff's review and calculation of the submitted plans. The fill is needed to construct the drainage system for the barn and corral. This quantity of grading is determined to be the maximum necessary to construct the barn while minimizing the alteration of natural landform on site. It is important to note that the existing residence and garage was

completed in 1997 on a previously existing flat building pad. The proposed barn and solar array will be located along the slopes of the building pad on the northwest and southwest sides, respectively. (Exhibits 2, 4, 5, 6)

The siting, size and grading for the barn and the siting and size of the solar array and corral will be visible from limited portions of National Park Lands located to the west and south of the proposed sites. There is no public view from Tuna Canyon Road or Saddle Peak Road of this development from the north due to a rise in the topography and two residences located within the intervening distance. The development is not visible from the portion of Tuna Canyon Road located to the south due to the substantial elevation difference and intervening topography as the topography drops steeply from the plateau where the project site is located to a narrow and steep canyon where Tuna Canyon Road winds downhill to Pacific Coast Highway.

The National Park Service owns land located on parcels located as close as 380 feet to the west of the subject barn and 150 feet to the south. The barn is proposed to be a maximum of 23 feet tall on a pad about 20 feet lower than the residential building pad with the existing two story residence. The barn is located on the building pad's northwest slope near the garage. The corral is 4 feet high surrounding the barn. The National Park Service land is located as close as 420 feet to the west and 40 feet to the south of the subject solar array which will be a maximum of 3 feet in height and is set below the residential building pad on the southwest slope. The proposed generator will be located adjacent to the garage and is about 4 feet high and will be visible to the south and west as it is located adjacent to the existing two story garage.

Regarding public trails, an existing equestrian and hiking trail, the Tuna Canyon trail, is located about one mile to the south of the project site. Due to the distance and intervening elevation difference and vegetation, public views of the proposed development will be limited from this trail.

Because the project sites for the barn, corral and solar array will be visible from National Park Property located to the west and south, mitigation to address potential visual impacts is needed for these structures. The proposed one story, 23 foot high, barn and three foot high solar array will be less visually intrusive through the use of earth tones for the structures and roofs of the buildings which help the structures blend in with the natural setting, except for the surface of the solar array which is black in color. The Commission finds it necessary to impose **Special Condition No. Five** to restrict the color of the subject barn, corral, the supporting structure for the solar array and the generator to those compatible with the surrounding environment, with the exception of the face of the solar array which is black. The solar array supporting structure and the non-combustible corral may also be black in color.

Further, the Commission has found that the use of native plant materials in landscaping plans can soften the visual impact of construction in the Santa Monica Mountains. The use of native plant materials to revegetate graded or disturbed areas reduces the adverse affects of erosion, which can degrade visual resources in addition to causing siltation pollution in ESHAs, and soften the appearance of development within areas of high scenic quality. The applicant has an Fuel Modification Plan approved for the

existing residence and garage and has submitted a preliminary landscape and fuel modification plan that uses numerous native species compatible with the vegetation associated with the project site for landscaping and erosion control purposes that will be as required to be revised to include the limited screening vegetation. **Special Condition Two** requires that the landscape plan be designed with vertical elements to partially screen and soften the visual impact of the barn and solar array with trees and shrubs as viewed from the National Park lands located to the west and south of the project sites. In addition, the landscape plan shall be completed within sixty days of completion of the barn and solar array and that planting coverage be adequate to provide ninety (90) percent coverage within two (2) years and shall be repeated, if necessary, to provide such coverage.

The Commission has found that night lighting of areas in the Santa Monica Mountains area creates a visual impact to nearby scenic beaches, scenic roads, parks, and trails. In addition, night lighting may alter or disrupt feeding, nesting, and roosting activities of native wildlife species. Therefore, in order to protect the night time rural character of this portion of the Santa Monica Mountains adjacent to National Park lands, consistent with the scenic and visual qualities of this coastal area, the Commission limits the nighttime lighting of the property and residence to that necessary for safety as outlined in **Special Condition No. Six**.

The Commission finds that the amount and location of any new development that may be proposed in the future on the subject site is significantly limited by the unique nature of the site and the environmental constraints discussed above. To ensure that any future additions to the permitted structures, which would otherwise be exempt from coastal permit requirements, are reviewed for consistency with Section 30251 of the Coastal Act, the Commission finds, that it is necessary to require that all future additions or improvements to the permitted structures on the subject parcel, will require a permit or permit amendment, as required by **Special Condition No. Four**.

Finally, **Special Condition No. Seven** requires the applicant to record a deed restriction that imposes the terms and conditions of this permit as restrictions on use and enjoyment of the subject properties and provides any prospective purchaser with recorded notice that the restrictions are imposed on the subject property.

Therefore, the Commission finds that the project, as conditioned, minimizes impacts to public views to and along the coast, minimizes the alteration of natural landforms and thus, is consistent with Section 30251 of the Coastal Act.

D. Local Coastal Program

Section 30604 of the Coastal Act states that:

- a) Prior to certification of the local coastal program, a coastal development permit shall be issued if the issuing agency, or the commission on appeal, finds that the proposed development is in conformity with the provisions of Chapter 3 (commencing with Section 30200) of this division and that the permitted development will not prejudice the ability of the local government**

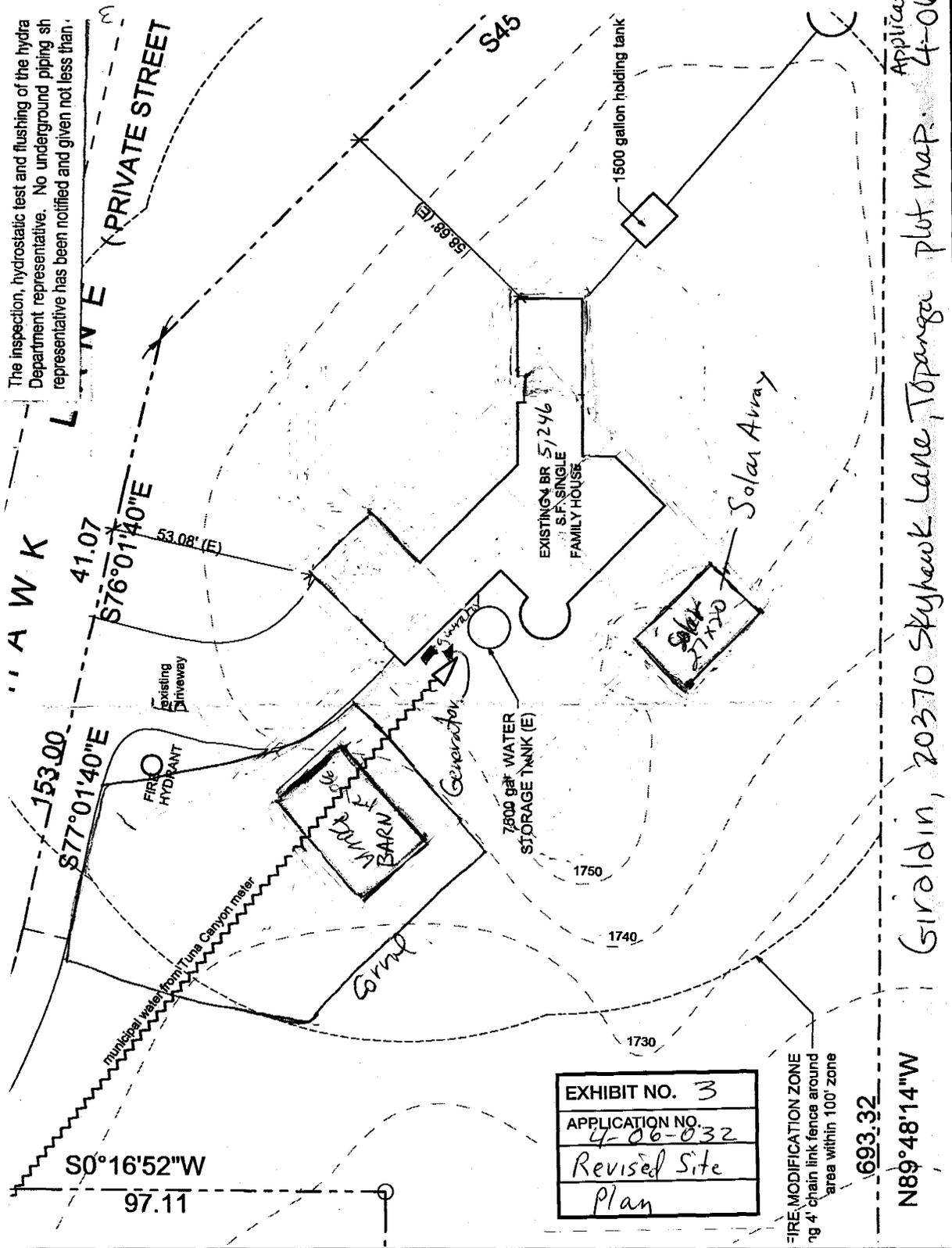
to prepare a local program that is in conformity with the provisions of Chapter 3 (commencing with Section 30200).

Section 30604(a) of the Coastal Act provides that the Commission shall issue a coastal permit only if the project will not prejudice the ability of the local government having jurisdiction to prepare a Local Coastal Program which conforms with Chapter 3 policies of the Coastal Act. The preceding sections provide findings that the proposed project will be in conformity with the provisions of Chapter 3 if certain conditions are incorporated into the project and accepted by the applicant. As conditioned, the proposed development will not create adverse impacts and is found to be consistent with the applicable policies contained in Chapter 3. Therefore, the Commission finds that approval of the proposed development, as conditioned, will not prejudice the County of Los Angeles's ability to prepare a Local Coastal Program for this area of the Santa Monica Mountains that is also consistent with the policies of Chapter 3 of the Coastal Act as required by Section 30604(a).

E. California Environmental Quality Act

Section 13096(a) of the Commission's administrative regulations requires Commission approval of a Coastal Development Permit application to be supported by a finding showing the application, as conditioned by any conditions of approval, to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Section 21080.5(d)(2)(A) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect that the activity may have on the environment.

The Commission incorporates its findings on Coastal Act consistency at this point as if set forth in full. These findings address and respond to all public comments regarding potential significant adverse environmental effects of the project that were received prior to preparation of the staff report. As discussed above, the proposed development, as conditioned, is consistent with the policies of the Coastal Act. Feasible mitigation measures which will minimize all adverse environmental effects have been required as special conditions. As conditioned, there are no feasible alternatives or feasible mitigation measures available, beyond those required, which would substantially lessen any significant adverse impact that the activity may have on the environment. Therefore, the Commission finds that the proposed project, as conditioned to mitigate the identified impacts, can be found to be consistent with the requirements of the Coastal Act to conform to CEQA.



The inspection, hydrostatic test and flushing of the hydraulic system shall be performed by a representative of the Fire Department representative. No underground piping shall be installed without a representative of the Fire Department representative has been notified and given not less than 48 hours written notice.

EXHIBIT NO. 3
APPLICATION NO. 4-06-032
Revised Site Plan

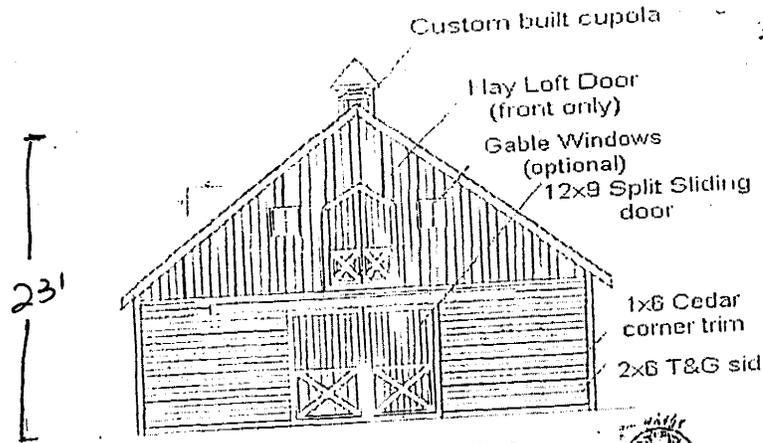
FIRE MODIFICATION ZONE
4' chain link fence around
area within 100' zone

Applicant
4-06

Giraldin, 20370 Skyhawk Lane, Topanga plot map.

N89°48'14"W
693.32

Barn Specs:
Two stalls, wash, tack, 12'x24' hayloft, 10-6" sidewall.
9/12 roof pitch. 25 lb. snow load, 80 mph wind.
Seismic #3 exposure, Class B



END ELEVATION
scale 1/4" = 1'-0"

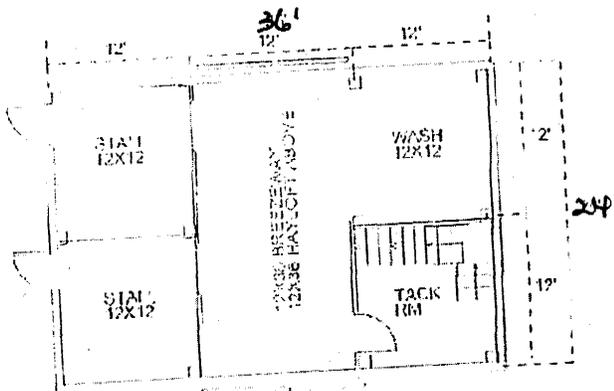


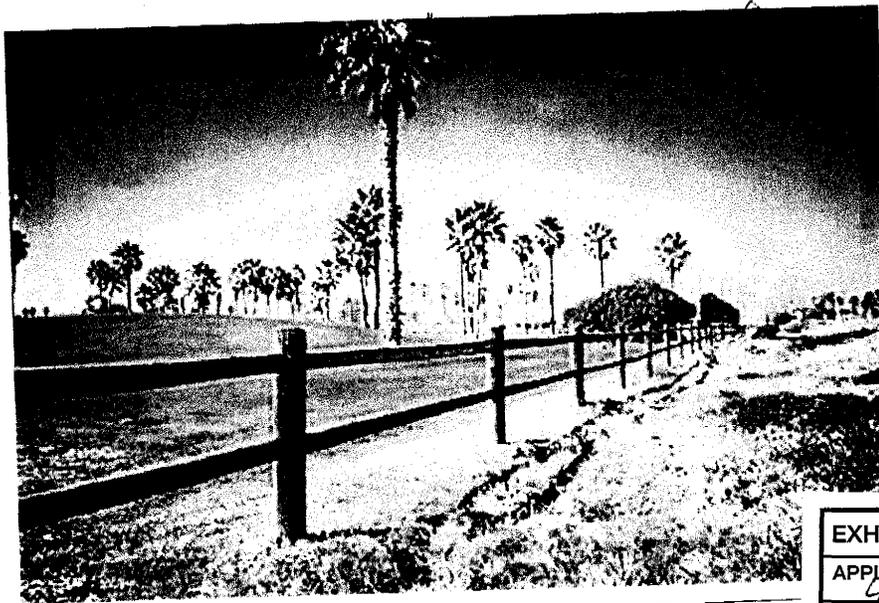
EXHIBIT NO. 4
APPLICATION NO. 4-06-032
Barn Site Plan
& Elevation

Giraldin
file # 4-06-032

Corral Fencing/ Manure Management

The proposed horse corral fencing is located between the existing driveway, the existing street fencing on Skyhawk lane, The top of the downward slope toward the Scipioni residence and then wrapping approximately 8 feet behind the barn. This is to prevent the horses from being able to get down to the slopping area on the west side of the property. The corral area proposed does not allow any runoff into the ESHA or surrounding properties. The corral fencing is the Pole craft wooden 3 rail variety which is 4' in height and which connects with the existing black wrought iron fencing on the outside of the property. This fire zone is cleared twice yearly of all flammable vegetation and such no additional clearing will be required. Since this fencing is under 6 feet in height the fire department does not need to approve it.

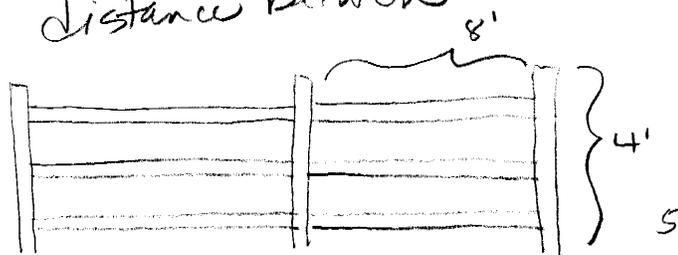
All manure will be picked up at least 3 times per week and deposited in the trash cans to be picked up by Waste Management every Friday.



Sample
fencing.

EXHIBIT NO.	5
APPLICATION NO.	4-06-032
Corral	
Design	

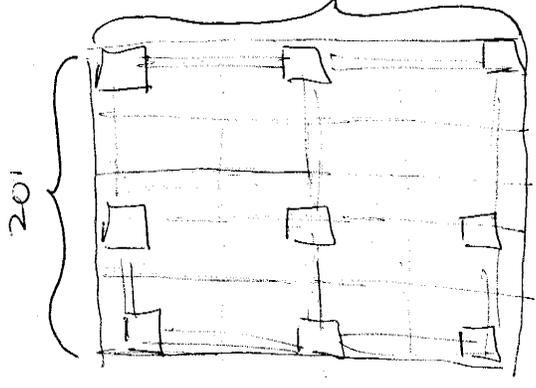
mine is 3 rail instead of 2
height is 4' distance between
poles is 8'



Solar Panel framing

20 x 26'
27 27

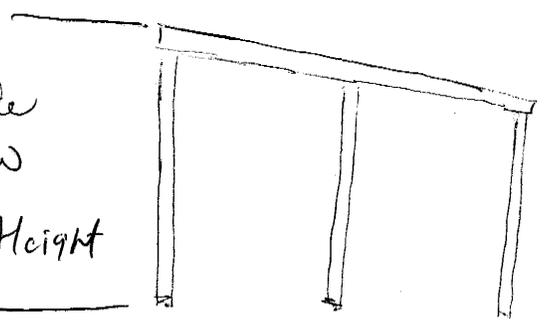
top view



9 - 4" x 4" posts
of aluminum set
at less than 10'
in height with
less than a 15° angle
to help water flow.
with 10 - 4 x 13
panels on the top

side view

3' Height
max



RECEIVED
MAR 14 2006

CALIFORNIA
COASTAL COMMISSION
SOUTH CENTRAL COAST DISTRICT

EXHIBIT NO. 5
APPLICATION NO. 4-06-032
Solar Panel Array

